

The following tables summarize the major differences between the Broward County zoning code and the City of Fort Lauderdale's zoning code, as it relates to your property. The following table only summarizes the MAJOR differences; other differences or requirements may apply. For a detailed comparison of the differences, please review the permitted use comparison table, the zoning district developmental comparison table and the accessory structure developmental comparison table.

## Summary of Major Differences Permitted Uses

**P = Permitted Use**  
**NP = Not Permitted**

Permitted Use	Broward County RS -3	Fort Lauderdale RS-4.4	Major Difference
<b>Community residential facility</b> with adult day care permitted as an accessory use	<b>P</b>	<b>P</b>	Broward County allows 6 or more beds, depending on the permitted density.  The City allows up to 4 beds and restricts the type of facility allowed in single-family residential zoning districts.
<b>Nonprofit neighborhood social and recreational facilities</b> A building or plot of land devoted entirely to providing social activities and services only for the residents, and their guests, of the subdivision or neighborhood where the building or plot is located.	<b>P</b>	<b>NP</b>	The City does not permit such facilities in single-family residential zoning districts
<b>Golf Course</b>	<b>P</b>	<b>NP</b>	The City does not permit golf courses in single-family residential zoning districts
<b>Places of worship</b>	<b>P</b>	<b>NP</b>	The City does not permit places of worship in single-family residential zoning districts
<b>Home office</b>	<b>P</b>	<b>P</b>	Broward County allows no more than 10% of the dwelling unit to be used for a home office (Subject to sec. 39-237).  The City allows no more than one-quarter (¼) of the 1 <sup>st</sup> floor of the dwelling unit to be used as a home office.
<b>Temporary sales office</b>	<b>P</b>	<b>NP</b>	The City does not permit temporary sales offices in single-family residential zoning districts
<b>Yard sales</b>	<b>P</b>	<b>P</b>	Broward County allows 2 yard sales per calendar year, for 3 days per sale.  The City allows 3 yard sales per calendar year, for 2 days per sale.
<b>Off-site parking lots</b>	<b>P</b>	<b>NP</b>	Broward County allows off site parking lots for non-residential uses

**RS-3 Comparisons**

			<p>within 500' of such use, provided that such parking does not provide more than 25% of the required parking for said use (Subject to sec. 39-240).</p> <p>The City does not permit off-site parking lots in single-family residential zoning districts</p>
<b>Outdoor event</b>	<b>P</b>	<b>NP</b>	<p>Broward County allows not-for-profit corporations to hold carnival or circus events on residential properties subject to meeting all code requirements (Subject to sec. 39-238).</p> <p>The City does not permit outdoor events on private property in single-family residential zoning districts</p>
<b>Wireless communication facilities</b> single-family	<b>P</b>	<b>NP</b>	<p>Broward County allows wireless communication facilities in certain single-family districts (Subject to sec. 39-102)</p> <p>The City does not permit wireless communication facilities in single-family residential zoning districts</p>

## Summary of Major Differences Development Standards

<b>Zoning District Developmental Standards</b>	<b>Broward County RS-3</b>	<b>Fort Lauderdale RS-4.4</b>	<b>Major Differences</b>
<b>Minimum Lot Area</b>	10,000 sq. ft.	10,000 sq. ft.	No Difference
<b>Minimum Lot Width</b>	60 ft.	75 ft	The City requires an additional 15 ft.
<b>Front (feet) Setback</b>	25 ft.	25 ft.	No Difference.
<b>Side (feet) Setback</b>	7.5 ft.	10 ft. - up to 22 ft. in height – Where the building exceeds 22 ft. in height, that portion of the building shall step back 1 additional foot per foot of additional height.  25 ft. when abutting a waterway	The City requires an additional 2.5 ft  When the side setback abuts a waterway, the City requires a 25 ft. setback, where Broward County requires a 7.5 ft. setback.
<b>Rear (feet) Setback</b>	15 ft.	15 ft.  25 ft. when abutting a waterway	When the rear setback abuts a waterway, the City requires a 25 ft. setback, where Broward County requires a 15 ft. setback
<b>Corner (feet) Setback</b>	15 ft.	25% the width of the lot but not greater than 25 ft.  25 ft. when abutting a waterway	The City's requirements can be more or less, depending on the lot width.  When the corner setback abuts a waterway, the City requires a 25 ft. setback, where Broward County requires a 15 ft. setback
<b>Minimum Floor Area (square feet)</b>	800 sq. ft.	1,250 sq. ft.	The City requires larger homes
<b>Maximum (feet) Height</b>	2 stories (10' per story)	35 ft.	Broward County allows 20 ft, not including a peak roof.  The City maximum height is 35 ft. measured to the peak of the roof, or in the case of a flat roof, to the ceiling of the top floor

## Summary of Major Differences

### Accessory Structure Development Standards

Accessory Structure Development Standards	Broward County	City of Fort Lauderdale	Major Differences
<b>Fences/Walls</b>	6 ft. in height, may be placed up to the property line	6 ½ ft. in height, must set back a minimum of 3 ft. from any property line abutting a street.  Within 10 ft. of the waterway, an opaque fence shall not exceed 2 ½ ft. in height	The City allows an additional 6 inches in height, but requires setbacks from the street property line and from the waterway.  Broward county has no setback requirements for fences.
<b>Swimming Pools/Spas</b>	Shall setback 8 ft. from property line (requires a minimum of a 3' deck around swimming pool, and deck must setback 5' from the property line)	5 ft. setback from property line	Broward County requires pools to setback 3 ft. further from the property line.
<b>Screen Enclosures</b>	5 ft.	4 ft.	Broward County requires screen enclosures to set back 1 ft. further from the property line.
<b>Decks, Pavers and Patios</b>	5 ft. from rear and side property line.  15 ft. from front property line.	No setback required for at-grade decks	Broward County requires a setback.  The City has no such requirements for at grade decks.  The City requires above grade decks less than 2 ½ ft. in height to set back 5 ft from the property line.
<b>Sheds/Accessory Structures</b>	5 ft. setback, not abutting a street.  Accessory buildings shall be at least 10 ft. from other buildings.  Aggregate area of all accessory buildings shall not exceed 5% of the lot area.	5 ft. setback, not abutting a street.  One shed per development site.  Shed shall not exceed 100 SF in area in required yard.	Broward County also allows the shed(s) to have more square footage in the required yard.  The City allows 1, smaller-sized shed
<b>Mechanical Equipment – Includes AC units, pool equipment, generators and similar equipment.</b>	Mechanical equipment may extend 3'-8" into the side or rear setback of the principal structure	Mechanical equipment must setback 5 ft. from the side and rear property line.  Cannot exceed 5 ft. in height or 40 SF in total combined area	Broward County allows mechanical equipment closer to the property line.  The City sets maximums for the height and area of the mechanical equipment, where Broward County has no such requirements.
<b>Tennis Courts</b>	5 ft. setback from rear and side property lines (same as deck requirements)	10 ft. setback from rear and side property lines. Screening is also required	Broward County requires a 5 ft. setback, and has no screening requirements  City requires a 10 ft. setback, together with screening requirements.
<b>Boat Houses</b>	Permitted with restrictions	Boathouses are not permitted.	The City does not permit boathouses.
<b>Boat Lifts</b>	May extend up to 33% the width of	May extend up to 30% the width of the	Broward County allows to extend 3% further into the waterway

### RS-3 Comparisons

	the waterway, or 25 ft. whichever is less	waterway, or 25 ft. whichever is less	
<b>Boats</b>	<p>May extend up to 33% the width of the waterway.</p> <p>There is no required setback from side property lines.</p>	<p>May extend up to 30% the width of the waterway, or 25 ft. whichever is less.</p> <p>Boats must comply with side setbacks as stipulated in the zoning district.</p>	<p>Broward County allows to extend 3% further into the waterway.</p> <p>The City requires the boat to setback from the side property line, where Broward County has no such requirements.</p>
<b>Docks</b>	<p>May not extend more than 5 ft. into the waterway.</p> <p>Must setback a minimum of 10 ft. from the side property lines.</p>	<p>May not extend more than 5 ft. into the waterway.</p> <p>There is no required setback for docks.</p>	<p>Broward County requires a setback of a minimum of 10 ft. from the side property lines.</p> <p>The City has no required setback for docks.</p>
<b>Commercial vehicles and equipment storage</b>	<p>Commercial vehicles shall not exceed 5,000 pounds.</p> <p>Must be parked or stored in a carport or garage, or in the side or rear yard if completely hidden from view.</p>	<p>Commercial vehicles must be parked or stored in a carport or garage, or in the side or rear yard if completely hidden from view.</p> <p>If parked in the side or rear yard, must not extend beyond the front of the residence. Direct access to the street is also required.</p>	<p>Broward County sets a weight limit, where the City has no such limit.</p> <p>If stored in the side or rear yard, the City stipulates that it must not extend beyond the front of the residence, and must have direct access to the street.</p>
<b>RV and boat storage</b>	<p>Parking or storage is limited to vehicle or boats owned by the occupants of the property or their guests.</p> <p>Boats that are 12 ft. in length or greater must be on a licensed trailer.</p> <p>Not more than 1 RV and 1 boat stored outside.</p> <p>Shall not be stored in required parking or landscaping area.</p>	<p>Must stored in a carport or garage, or in the side or rear yard if completely hidden from view.</p> <p>If parked in the side or rear yard, must not extend beyond the front of the residence. Direct access to the street is also required.</p>	<p>Broward County does not allow more than 1 RV and boat stored outside, where the City has no such requirement.</p> <p>The City requires that if stored outside, it must not extend beyond the front of the residence, and must have direct access to the street.</p>